



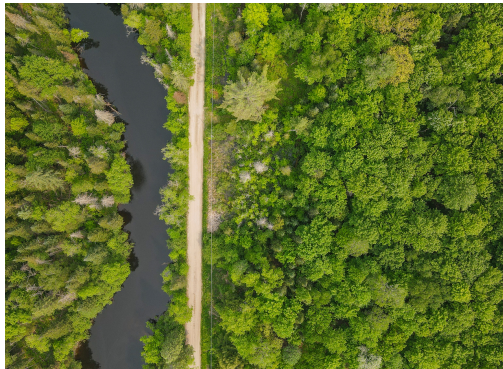
IRONDALE RIVER

JOPLING ROAD,
KINMOUNT

\$99,000



OVERVIEW



ABOUT THIS PROPERTY

Step into a serene sanctuary, encompassing just under an acre of land, peacefully nestled near the enchanting village of Kinmount, accessible via a well-maintained township road. Embraced by a lush, wooded landscape and surrounded by a scattering of countryside residences, this property boasts a generous 200 feet of frontage, guaranteeing your seclusion.

FEATURES



0.9 Acres



Irondale River

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

JOPLING Road, Kinmount, Ontario K0M 2A0

Listing

Client Full
Active / Land

0 JOPLING Rd Kinmount
Pending Board Approval

MLS®#: 40476579
Price: **\$99,000**

Haliburton/Minden Hills/Snowdon Residential



Water Body: **Irondale River**
Type of Water: **River**
Tax Amt/Yr: **\$325/2022**
Zoning: **SR**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **205.00**
Lot Dimensions: **205 x 210**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$325/2022**



Remarks/Directions

Public Rmks: **Just under an acre, this pretty country lot near Kinmount sits on a maintained township road. Set within a lushly forested area and country homes, this parcel of land boasts 200 feet of frontage, ensuring privacy. Situated just across the road, is some beautiful frontage along the river, enhanced by the presence of nearby rapids. This remarkably picturesque and tranquil environment provides an ideal canvas for the realization of your perfect home.**

Directions: **From Kinmount take County Road 503 toward Gooderham. Turn left onto Ron Road and right onto Jopling Road to signs on the right.**

Waterfront

Waterfront Type: **Indirect Waterfront**
Waterfront Features: **Riverfront**
Dock Type: **None**
Shoreline:
Shore Rd Allow: **None**
Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **0.00**
Exposure: **North**

Exterior

Property Access: **Municipal Road**
Area Influences: **None**
View:
Topography: **Level, Rolling, Wooded/Treed**
School District: **Trillium Lakelands District School Board**

Fronting: **South**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Telephone Available**
Parcels: **1**
Acres Clear:
Lot Front (Ft): **205.00**

Acres Waste:
Lot Depth (Ft): **210.00**

Acres Workable:
Lot Size: **0.90 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**
Environmental Audit/Phase:

Property Information

Legal Desc: **PT LT 9 CON 1 SNOWDON PT 3 19R605; T/W H83256; MINDEN HILLS PT LT 9 CON 1 SNOWDON PT 7 19R605; T/W H83256; MINDEN HILLS**

Zoning: **SR**
Assess Val/Year: **\$41,500/2023**
PIN: **392140163**
ROLL: **461604100003200**
Possession/Date: **Flexible/**

Survey: **Yes/ 1974**
Hold Over Days:
Occupant Type:

Deposit: **5% Minimum**

Brokerage Information

List Date: **09/01/2023**
List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 09/01/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Photos

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SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Snowdon, in the Provisional County of Haliburton, and Province of Ontario and being composed of Part of Lot 9, Concession 1, in the said Township of Snowdon, designated as Parts 3 and 7 on a Plan of Survey deposited in the Registry Office for the Registry Division of Haliburton as Plan No. 19R-605;

TOGETHER WITH a right-of-way for the Grantee, his heirs, executors, administrators, and assigns, over, along, and upon the present road leading from Highway No. 503 across parts of Lots 7, 8, and 9, Concession 1, in the said Township to the hereinbefore described parcels, a portion of which is further illustrated on the aforesaid Plan 19R-605.

COMPARED: _____: *HJ*

PLAN OF SURVEY
 PART OF LOTS 8 & 9, CON. 1
 TOWNSHIP OF SNOWDON
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE 1" = 100'
 H. CURRY BISHOP O.L.S.
 1974

CAUTION THIS IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF SECTION 29,
 32 OR 33, OF THE PLANNING ACT

RECEIVED AND DEPOSITED AS
PLAN 19R-605
1 Nov. 1974
Jean A. Jackson
 LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 HALIBURTON (N° 19)

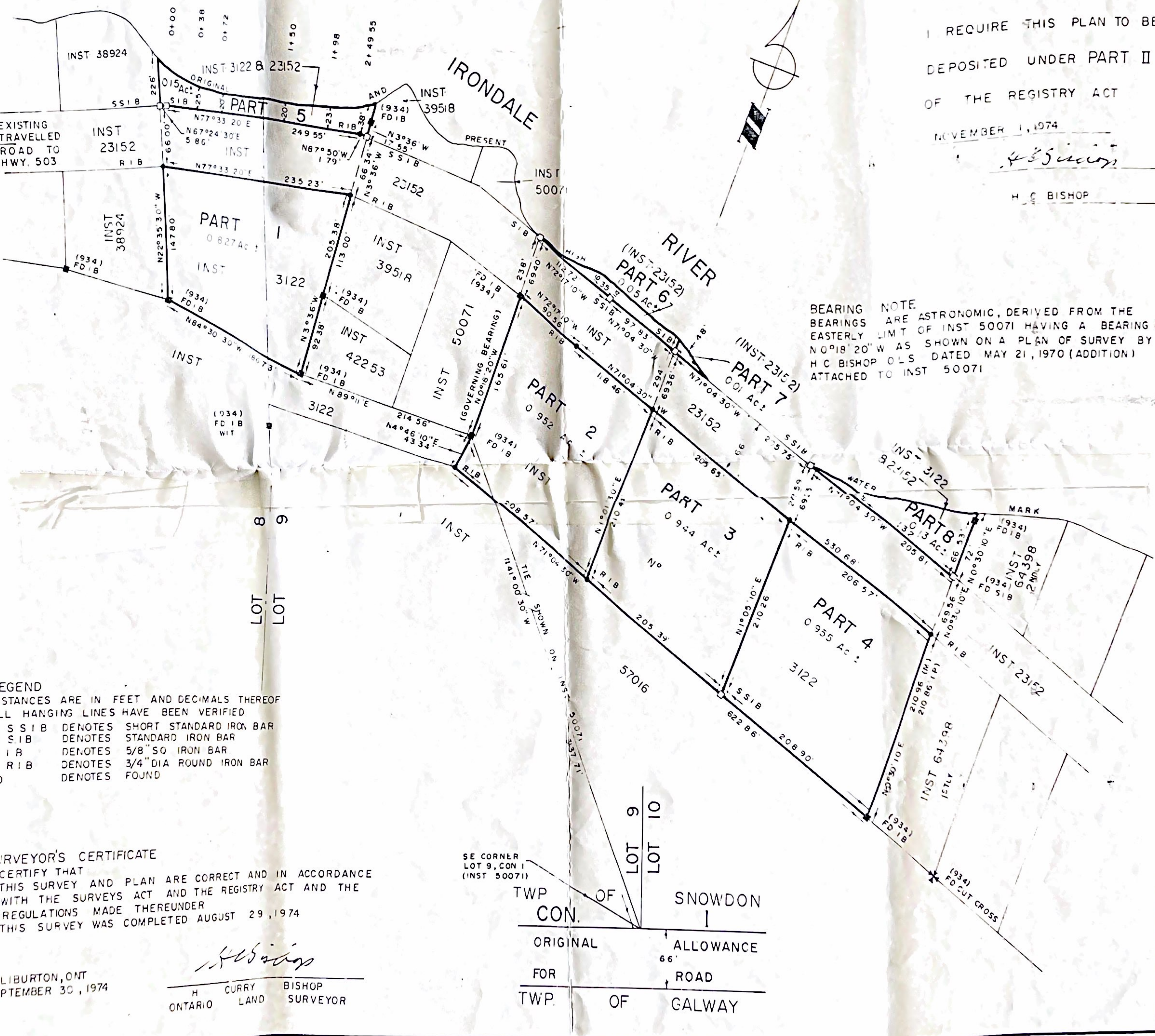
I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER PART II
 OF THE REGISTRY ACT

NOVEMBER 1, 1974

H.C. Bishop

H. C. BISHOP

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE
 EASTERLY LIMIT OF INST 50071 HAVING A BEARING OF
 N0°18'20"W AS SHOWN ON A PLAN OF SURVEY BY
 H.C. BISHOP O.L.S. DATED MAY 21, 1970 (ADDITION)
 ATTACHED TO INST 50071



LEGEND
 DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED
 □ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
 □ S.I.B. DENOTES STANDARD IRON BAR
 ● I.B. DENOTES 5/8" SQ IRON BAR
 ● R.I.B. DENOTES 3/4" DIA ROUND IRON BAR
 F.D. DENOTES FOUND

SURVEYOR'S CERTIFICATE
 CERTIFY THAT
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
 REGULATIONS MADE THEREUNDER
 THIS SURVEY WAS COMPLETED AUGUST 29, 1974

H.C. Bishop
 H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

HALIBURTON, ONT
 SEPTEMBER 30, 1974

SE CORNER
 LOT 9, CON. 1
 (INST 50071)

TWP. OF SNOWDON
 CON. 1
 ORIGINAL ALLOWANCE
 FOR 66'
 ROAD
 TWP. OF GALWAY



Jopling Rd

Jopling Rd

1174

1153

1172

1171

1153

1173

1151

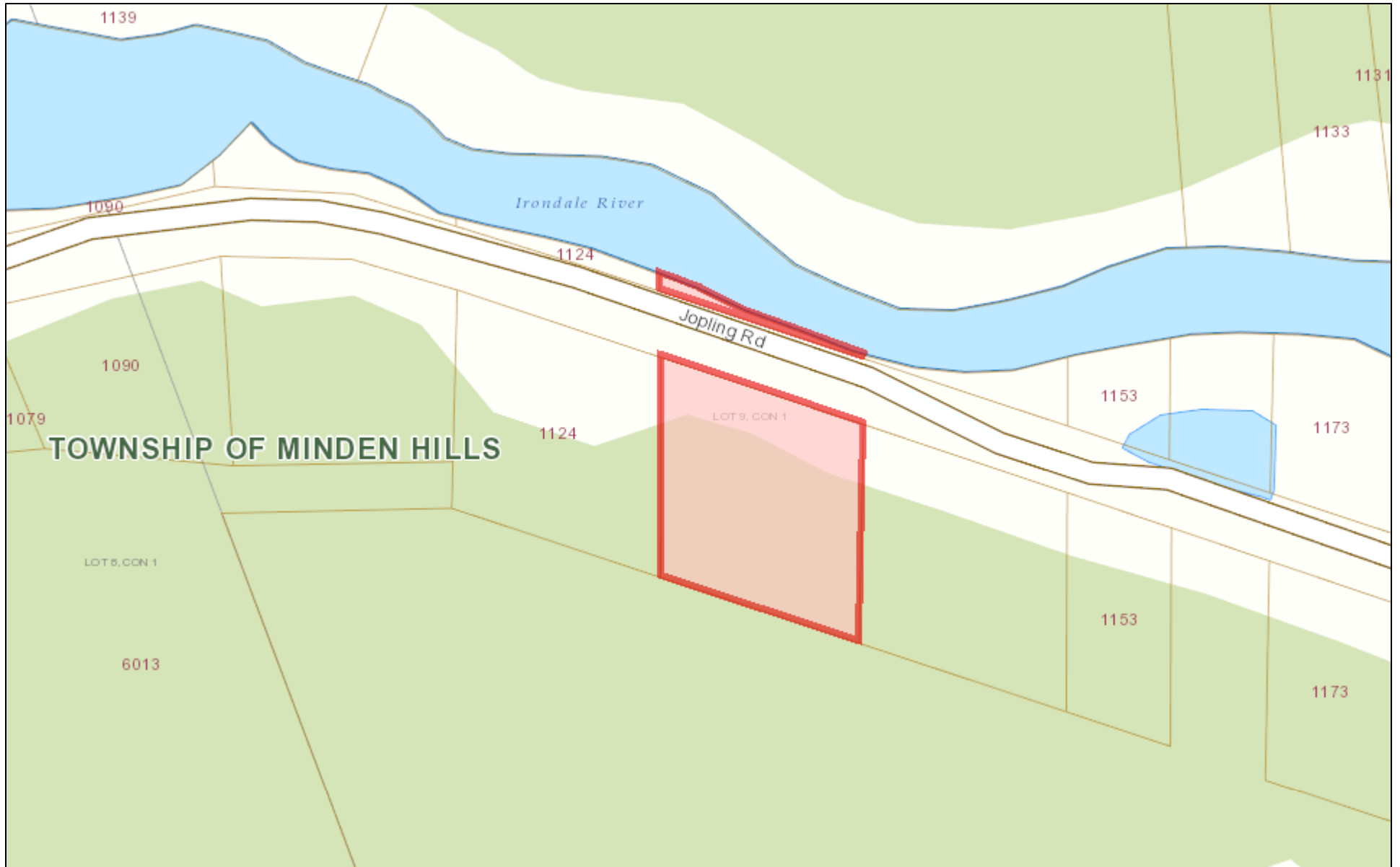
211.17ft

201.19ft

211.04ft

201.38ft

Jopling Road- Vacant Land



February 1, 2023

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